

DECK AND PORCH PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for deck construction.

1. Provide complete, dimensioned drawings of entire deck design, including, but not limited to, deck support post footing layout, joist and beam spans, and length of unsupported cantilever of deck.
2. Species and grade of lumber shall comply with table R502.3.1 (2) of the International Residential Code (IRC) for residential living areas, live load = 40 psf.
3. All framing lumber must be pressure treated lumber.
4. Describe and/or detail the connection of the deck support posts to header beam(s).
5. All beam splices must occur at a post. At such a splice both beams must be double bolted to the post at the splice.
6. Ledger board bolting pattern shall comply with the IRC, table 611.8(1) and the Hold Down Tension Devices shall comply with the IRC, section R502.2.2.
7. Provide information of flashing material. Flashing over ledger board shall be compatible with pressure treated lumber.
8. Deck post footings shall be no less than 36" below grade (below frost line).
9. Concrete "pills" are not approved for use as footings. Pour 2500 lb concrete minimum.
10. Provide detail of post to footing connection. Do not embed pressure treated posts in concrete.
11. Provide details of stairs for deck, *i.e.* Number of risers, height of risers, depth of tread, handrail height, etc.
12. Tread depth and riser height of stairs shall comply with the pa uniform construction code. Provide details. (Max riser=8 1/4" , Min tread=9")
13. Stair stringers shall terminate on pressure treated lumber or on a concrete spread footing. Stringer shall not terminate against earth.
14. Guards around perimeter of deck shall be not less than 36" high. (IRC R312.1)
15. If a spa or hot tub is to be supported on the proposed deck, provide details and calculations that the structure of the deck has been designed to accommodate the imposed loads, per the requirements of the IRC §502.2.1.
16. If outdoor receptacles are provided above the deck, they shall comply with IRC §3801.7 and NFPA 70 §210.52(E).

BUILDING PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for commercial construction as per the Zoning Ordinances, Pennsylvania Uniform Construction Code and the 2009 ICC Codes.

1. Site Plan – show property lines, setbacks, utilities, right-of-ways, easements and grades/contours
2. Permit Applications
3. Contractor's Information – name, phone number, address and insurance
4. Determination of Flood Hazards
5. Construction Documents – plans and specifications
6. Foundation Drainage or Soil Report
7. Footings – depths, width, rebar with chairs/supports and concrete psi
8. Foundation – type, height, width, anchor bolts, sill plate, columns, finish grade and rebar
 - a. Basement or Crawl Space (access and ventilation)
9. Dampproofing/Waterproofing
10. Beams/Girders – type, size, connections and spans
11. Floor Joists – type, size, blocking, loads and spans
12. Floor Coverings – basement, garage and house
13. Walls – type, size, height, headers and wall bracing (location and details)
14. Room Areas, Ceiling Height, Glazing, Smoke Alarms, Decay and Termite Protections, Moisture Vapors and Emergency Escapes and Rescue Openings
15. Chimneys/Fireplaces – details (clearances, footings, foundation, height, etc...)
16. Wall Coverings – interior and exterior (stucco – weep screeds and masonry – weep holes)
17. Insulation (walls, roof and ceilings) – type, size, location, clearances and rescheck(optional)
18. Plumbing (drains and vents riser diagrams), Electrical (switch and outlet layout), and HVAC (layout and equipment). Heating and Cooling equipment shall be sized based on building loads calculated in accordance with ACCA Manual "J" or other approved heating and cooling calculation methodologies. Please include copies of calculations.
19. Roofing/Ceiling - type, size, spans, loads, bracing, tie downs, attic access, and ventilation
20. Roof Covering – type, slope, sheathing, ice barrier, flashing, and ventilation
21. Sprinkler Layouts and Specifications

BUILDING ALTERATIONS PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for building alterations.

1. Permit Applications
2. Contractor's Information – name, phone number, address and insurance
3. Construction Documents – plans, specifications and special inspections
4. Walls – type, size, height, headers
5. Fire blocking – top of wall and every 10 feet, also fire caulking/fire blocking
6. Room Areas, Ceiling Height, Glazing, Smoke Alarms, Decay and Termite Protections and Emergency Escape and Rescue Openings
7. Chimneys/Fireplaces – details (clearances, footings, foundation, height, etc...)
8. Wall and Floor Coverings
9. Insulation (walls and ceilings) – type, size, location, clearances and ComCheck
 - a. Needed between unfinished area and finished area
10. Plumbing (layout, drains and vent riser diagrams), Electrical (switches, lights, receptacles, etc... layout), and HVAC/Mechanical (layout, sizing, material, insulation, equipment, etc...)
 - a. Heating and Cooling equipment shall be sized based on building loads calculated in accordance with ACCA Manual "J" or other approved heating and cooling calculation methodologies. Please include copies of calculations.

DETACHED GARAGE PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for a detached garage construction.

1. Site Plan – show property lines, setbacks, utilities, right-of-ways, easements and grades/contours.
2. Permit Applications.
3. Contractor's Information – name, phone number, address and insurance.
4. Determination of Flood Hazards.
5. Construction Documents – plans and specifications.
6. Foundation Drainage or Soil Report.
7. Footings – depths, width, rebar with chairs/supports and concrete psi.
8. Foundation – type, height, width, anchor bolts, sill plate, columns, finish grade and rebar.
9. Beams/Girders – type, size, connections and spans.
10. Floor – concrete slab, stone, etc....
11. Walls – type, size, height, headers and wall bracing (location and details).
12. Ceiling Height, Glazing, Decay and Termite Protections, Moisture Vapors, etc....
13. Wall Coverings – interior and exterior.
14. Insulation (walls, roof and ceilings) – type, size, location, clearances and rescheck(optional).
15. Electrical – switches, lights and outlets layout.
16. Roofing/Ceiling - type, size, spans, loads, bracing, tie downs, attic access, and ventilation.
17. Roof Covering – type, slope, sheathing, ice barrier, flashing, and ventilation.

FINISH BASEMENT PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for finish basement construction.

1. Permit Applications
2. Contractor's Information – name, phone number, address and insurance
3. Construction Documents – plans, specifications and special inspections
4. Walls – type, size, height, headers
5. Fire blocking – top of wall and every 10 feet, also fire caulking
6. Room Areas, Ceiling Height, Glazing, Smoke Alarms, Decay and Termite Protections and Emergency Escape and Rescue Openings
7. Chimneys/Fireplaces – details (clearances, footings, foundation, height, etc...)
8. Wall and Floor Coverings
9. Insulation (walls and ceilings) – type, size, location, clearances and rescheck(optional)
 - a. Needed between unfinished area and finished area
10. Plumbing (layout, drains and vent riser diagrams), Electrical (switch and outlet layout), and HVAC (layout and equipment, can existing HVAC handle basement). Heating and Cooling equipment shall be sized based on building loads calculated in accordance with ACCA Manual "J" or other approved heating and cooling calculation methodologies. Please include copies of calculations.

SWIMMING POOL, SPAS AND HOT TUBS PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for swimming pool, spas and hot tubs construction.

1. Site Plan – show property lines, setbacks, utilities, right-of-ways, easements and grades/contours
2. Permit Application
3. Contractors Information - name, phone number, address and insurance
4. Construction Documents – plans, specifications and special inspections
5. Type – in ground or above ground
6. Specifications – steel rebar clearances, connections, etc...
7. Electrical Layout
8. Plumbing Layout
9. Equipment Layout – pumps, heaters, etc...
10. Barrier Requirements – fences, gates and door alarms
11. Landscaping – deck, patio, steps or walls
 - a. handrails for stairs with 4 or more risers and guards if over 30" above the ground or surface below

NEW HOUSE PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for residential construction.

1. Site Plan – show property lines, setbacks, utilities, right-of-ways, easements and grades/contours
2. Permit Applications
3. Contractor's Information – name, phone number, address and insurance
4. Determination of Flood Hazards
5. Construction Documents – plans and specifications
6. Foundation Drainage or Soil Report
7. Footings – depths, width, rebar with chairs/supports and concrete psi
8. Foundation – type, height, width, anchor bolts, sill plate, columns, finish grade and rebar
 - a. Basement or Crawl Space (access and ventilation)
9. Dampproofing/Waterproofing
10. Beams/Girders – type, size, connections and spans
11. Floor Joists – type, size, blocking, loads and spans
12. Floor Coverings – basement, garage and house
13. Walls – type, size, height, headers and wall bracing (location and details)
14. Room Areas, Ceiling Height, Glazing, Smoke Alarms, Decay and Termite Protections, Moisture Vapors and Emergency Escapes and Rescue Openings
15. Chimneys/Fireplaces – details (clearances, footings, foundation, height, etc...)
16. Wall Coverings – interior and exterior (stucco – weep screeds and masonry – weep holes)
17. Insulation (walls, roof and ceilings) – type, size, location, clearances and rescheck(optional)
18. Plumbing (drains and vents riser diagrams), Electrical (switch and outlet layout), and HVAC (layout and equipment). Heating and Cooling equipment shall be sized based on building loads calculated in accordance with ACCA Manual “J” or other approved heating and cooling calculation methodologies. Please include copies of calculations.
19. Roofing/Ceiling - type, size, spans, loads, bracing, tie downs, attic access, and ventilation
20. Roof Covering – type, slope, sheathing, ice barrier, flashing, and ventilation

ADDITION PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for addition, alterations and renovations construction.

1. Site Plan – show property lines, setbacks, utilities, right-of ways, easements and grades/contours
2. Demolition Plans
3. Permit Applications
4. Contractor's Information – name, phone number, address and insurance
5. Construction Documents – plans, specifications and special inspections
6. Foundation Drainage or Soil Report
7. Footings – depths, width, rebar with chairs/supports and concrete psi
8. Foundation – type, height, width, anchor bolts, sill plate, columns, finish grade and rebar
 - a. Basement or Crawl Space (access and ventilation)
9. Dampproofing/Waterproofing
10. Beams/Girders – type, size, connections and spans
11. Floor Joists – type, size, blocking, loads and spans
12. Floor Coverings – basement, garage and house
13. Walls – type, size, height, headers, etc...
14. Wall Bracing – type, locations and details
15. Attachment details for new structure to existing structure – footers, foundation, walls and roof
16. Room Areas, Ceiling Height, Glazing, Smoke Alarms, Decay and Termite Protections, Moisture Vapors and Emergency Escapes and Rescue Openings
17. Chimneys/Fireplaces – details (clearances, footings, foundation, height, etc...)
18. Wall Coverings – interior and exterior (stucco – weep screeds and masonry – weep holes)
19. Insulation (walls, roof and ceilings) – type, size, location, clearances and rescheck(optional)
20. Plumbing (drains and vent riser diagrams), Electrical (switch and outlet layout), and HVAC (layout and equipment)
21. Roofing/Ceiling - type, size, spans, loads, bracing, tie downs, attic access, and ventilation
22. Roof Covering – type, slope, sheathing, ice barrier, flashing, and ventilation

ADDITION, ALTERATIONS AND RENOVATIONS PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for addition, alterations and renovations construction.

1. Site Plan – show property lines, setbacks, utilities, right-of ways, easements and grades/contours
2. Demolition Plans
3. Permit Applications
4. Contractor's Information – name, phone number, address and insurance
5. Construction Documents – plans, specifications and special inspections
6. Foundation Drainage or Soil Report
7. Footings – depths, width, rebar with chairs/supports and concrete psi
8. Foundation – type, height, width, anchor bolts, sill plate, columns, finish grade and rebar
 - a. Basement or Crawl Space (access and ventilation)
9. Dampproofing/Waterproofing
10. Beams/Girders – type, size, connections and spans
11. Floor Joists – type, size, blocking, loads and spans
12. Floor Coverings – basement, garage and house
13. Walls – type, size, height, headers and wall bracing (location and details)
14. Attachment details for new structure to existing structure – footers, foundation, walls and roof
15. Room Areas, Ceiling Height, Glazing, Smoke Alarms, Decay and Termite Protections, Moisture Vapors and Emergency Escapes and Rescue Openings
16. Chimneys/Fireplaces – details (clearances, footings, foundation, height, etc...)
17. Wall Coverings – interior and exterior (stucco – weep screeds and masonry – weep holes)
18. Insulation (walls, roof and ceilings) – type, size, location, clearances and rescheck(optional)
19. Plumbing (drains and vent riser diagrams), Electrical (switch and outlet layout), and HVAC (layout and equipment)
20. Roofing/Ceiling - type, size, spans, loads, bracing, tie downs, attic access, and ventilation
21. Roof Covering – type, slope, sheathing, ice barrier, flashing, and ventilation